

Montgomery County  
 DEC 14 2022  
 Recorder of Deeds

**ZONING DATA**

OBTAINED FROM LIMERICK TOWNSHIP ZONING ORDINANCE, OF 10-26-2006 AS AMENDED

ZONING DISTRICT: MS MAIN STREET, O/LI OFFICE/LIMITED INDUSTRIAL  
 CURRENT ON PARCEL 37-00-04042-00-7 IS A FARMSTEAD. ALL EXISTING BUILDINGS ARE VACANT  
 CURRENT ON PARCEL 37-00-04051-00-7 IS AN INDOOR BOWLING ALLEY FACILITY

**PARCEL 37-00-04042-00-7 (679 W. RIDGE PIKE)**

MS MINIMUM REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
MIN. GROSS LOT AREA	20,000 SF (0.459 AC.)	23,815 AC.	37,320 AC.
MIN. LOT WIDTH	100 FT.	501.57 FT.	588.53 FT.
MAX. FRONT YARD	100 FT.	100 FT.	100 FT.
MIN. FRONT YARD	30 FT.	30 FT.	30 FT.
MIN. SIDE YARD EACH	15 FT.	15 FT.	15 FT.
MIN. REAR YARD	30 FT.	30 FT.	30 FT.
MAX. BLDG COVERAGE (% OF NET LOT AREA)	20%	0.42% (4,389 SF)	0.27% (4,389 SF)
MAX. IMPERVIOUS COVERAGE (% OF NET LOT AREA)	65%	1.23% (12,710 SF)	0.94% (15,248 SF)
<b>O/LI MINIMUM REQUIREMENTS - CLASS TWO</b>			
MIN. LOT AREA	3 AC.	23,815 AC.	37,320 AC.
MIN. LOT WIDTH	300 FT.	538.54 FT.	588.53 FT.
MAX. IMPERV. COVERAGE (% OF NET LOT AREA)	70%	1.23% (12,710 SF)	0.94% (15,248 SF)
MAX. BUILDING COVERAGE (% OF NBA)	35%	---	---
<b>MIN. BUILDING SETBACKS:</b>			
FROM ULTIMATE ROW	50 FT.	50 FT.	50 FT.
FROM RESID. DISTRICT BOUNDARY	100 FT.	100 FT.	100 FT.
FROM ANY OTHER LOT LINE	30 FT.	30 FT.	30 FT.

**PARCEL 37-00-04051-00-7 (653 W. RIDGE PIKE)**

MS MINIMUM REQUIREMENTS	PERMITTED	EXISTING	PROPOSED
MIN. GROSS LOT AREA	20,000 SF (0.459 AC.)	21,754 AC.	8,249 AC.
MIN. LOT WIDTH	100 FT.	618.60 FT.	569.80 FT.
MAX. FRONT YARD	100 FT.	154 FT. *	N/A
MIN. FRONT YARD	30 FT.	30 FT.	30 FT.
MIN. SIDE YARD (EA.)	15 FT.	15 FT.	15 FT.
MIN. REAR YARD	30 FT.	30 FT.	30 FT.
MAX. BLDG COVERAGE (% OF NET LOT AREA)	20%	5.57% (51,439 SF)	16.56% (51,439 SF)
MAX. IMPERVIOUS COVERAGE (% OF NET LOT AREA)	65%	19.78% (182,552 SF)	53.67% (180,014 SF)
<b>MIN. PARKING SETBACK</b>			
FRONT LOT LINE	20 FT.	20 FT.*	20 FT.*
SIDE OR REAR LOT LINE (NON-RESID DISTRICT)	10 FT.	10 FT.	10 FT.
<b>*EXISTING, NON-CONFORMING CONDITION</b>			
<b>O/LI MINIMUM REQUIREMENTS - CLASS TWO</b>			
MIN. LOT AREA	3 AC.	21,754 AC.	8,249 AC.
MIN. LOT WIDTH	300 FT.	619.79 FT.	569.80 FT.
MAX. IMPERV. COVERAGE (% OF NET LOT AREA)	70%	19.78% (182,552 SF)	53.67% (180,014 SF)
MAX. BUILDING COVERAGE (% OF NBA)	35%	---	16.56% (51,439 SF)
<b>MAX. FLOOR AREA RATIO</b>			
MAY. BUILDING SETBACKS:	0.40	0.05	0.17
<b>FROM ULTIMATE ROW</b>			
FROM RESID. DISTRICT BOUNDARY	50 FT.	50 FT.	50 FT.
FROM ANY OTHER LOT LINE	100 FT.	100 FT.	100 FT.
<b>FROM RESID. DISTRICT BOUNDARY</b>			
MIN. PARKING DRIVEWAY, LOADING SETBACKS	30 FT.	30 FT.	30 FT.
<b>FROM ULTIMATE ROW</b>			
FROM RESID. DISTRICT BOUNDARY	30 FT.	30 FT.	30 FT.
FROM ADJUTING NON-RESID. DIST. BOUNDARY	50 FT.	50 FT.	50 FT.
FROM BUILDING	12 FT.	12 FT.	12 FT.
	10 FT.	10 FT.	10 FT.

**LOT AREA SUMMARY**

EXISTING	GROSS	NET (TO LEGAL ROW)	NET (TO ULT. ROW)
PARCEL 37-00-04042-00-7	23,815 AC.	23,815 AC.	N/A
PARCEL 37-00-04051-00-7	21,754 AC.	21,182 AC.	N/A

**AREA TO BE CONVEYED**

FROM PARCEL 37-00-04051-00-7	13,505 AC.	13,482 AC.	13,460 AC.
TO PARCEL 37-00-04042-00-7			

**POST CONVEYANCE**

PARCEL 37-00-04042-00-7	37,320 AC.	37,297 AC.	37,275 AC.
PARCEL 37-00-04051-00-7	8,249 AC.	7,700 AC.	N/A

**NET BUILDABLE ACREAGE CALCULATION (653 W. RIDGE PIKE PARCEL PROPOSED CONDITION)**

FROM THE GROSS ACREAGE OF THE SITE SUBTRACT THE FOLLOWING:

EXISTING ROAD RIGHT-OF-WAYS	0.55 AC.
ULTIMATE RIGHT-OF-WAY OF EXISTING ROAD (NOT DEDICATED)	0.38 AC.
NONCONTIGUOUS LAND	0 AC.
100% OF FLOODPLAIN	0 AC.
100% OF WETLANDS	0 AC.
100% OF PONDS OR LAKES	0 AC.
50% OF SLOPES FROM 15%-25% (0.19 AC.)**	0.19 AC.
85% OF SLOPES OVER 25% (0.00 SF)**	0 AC.
50% OF EXISTING UTILITY RIGHTS-OF-WAY	0 AC.
<b>THE RESULT IS NET BUILDABLE ACREAGE (NBA)</b>	<b>7,129 AC.</b>

\* BASED ON NATIONAL WETLAND INVENTORY ON-LINE (NWI) MAPPING & PA DEP EMAPS WEBSITES  
 \*\* BASED ON USGS TOPOGRAPHY

**OWNER INFORMATION**

TAX PARCEL #37-00-04042-00-7 (679 W. RIDGE PIKE)  
 BUCKMAN ENTERPRISES LLC  
 105 AIRPORT ROAD  
 POTTSTOWN, PA 19464  
 DB. 5968, PG 02913

TAX PARCEL #37-00-04051-00-7 (653 W. RIDGE PIKE)  
 BOWLERO LIMERICK LLC  
 222 W. 44TH STREET  
 NEW YORK, NY 10036  
 DB. 6243, PG 01577

**APPLICANT**

BUCKMAN ENTERPRISES LLC  
 105 AIRPORT ROAD  
 POTTSTOWN, PA 19464  
 DB. 5968, PG 02913

**IMPERVIOUS COVERAGE CALCULATIONS**

EXISTING	PROPOSED
PARCEL 37-00-04042-00-7 (679 W RIDGE PIKE) (23,815 AC.)	PARCEL 37-00-04051-00-7 (653 W RIDGE PIKE) (21,182 AC.)
BUILDINGS 4,389 S.F.	BUILDINGS 51,439 S.F.
CONC. WALKS/PADS 235 S.F.	CONC. WALKS/PADS 1,614 S.F.
GRAVEL 7,436 S.F.	GRAVEL 18,428 S.F.
POOL/DECKING 650 S.F.	MACADAM 111,071 S.F.
TOTAL 12,710 S.F. (1.23%)	TOTAL 182,552 S.F. (19.78%)
PARCEL 37-00-04042-00-7 (679 W RIDGE PIKE) (37,275 AC.)	PARCEL 37-00-04051-00-7 (653 W RIDGE PIKE) (7,700 AC.)
BUILDINGS 4,389 S.F.	BUILDINGS 51,439 S.F.
CONC. WALKS/PADS 235 S.F.	CONC. WALKS/PADS 1,614 S.F.
GRAVEL 9,974 S.F.	GRAVEL 15,890 S.F.
POOL/DECKING 650 S.F.	MACADAM 111,071 S.F.
TOTAL 15,248 S.F. (0.94%)	TOTAL 180,014 S.F. (53.67%)

**BUILDING COVERAGE CALCULATIONS**

EXISTING	PROPOSED
PARCEL 37-00-04042-00-7 (679 W RIDGE PIKE) (23,815 AC.)	PARCEL 37-00-04042-00-7 (679 W RIDGE PIKE) (37,275 AC.)
BUILDINGS 4,389 S.F. (0.42%)	BUILDINGS 4,389 S.F. (0.27%)
PARCEL 37-00-04051-00-7 (653 W RIDGE PIKE) (21,182 AC.)	PARCEL 37-00-04051-00-7 (653 W RIDGE PIKE) (7,129 AC.)
BUILDINGS 51,439 S.F. (5.57%)	BUILDINGS 51,439 S.F. (16.56%)

**DEFERRALS:**

THESE FOLLOWING DEFERRALS WERE GRANTED BY THE LIMERICK TOWNSHIP BOARD OF SUPERVISORS ON JUNE 21, 2022, UNTIL TAX PARCEL #37-00-04042-00-7 (679 W. RIDGE PIKE) OR TAX PARCEL #37-00-04051-00-7 (653 W. RIDGE PIKE) ARE SUBMITTED FOR A RESPECTIVE LAND DEVELOPMENT.

- SECTION 155-15.B.(2) - A DEFERRAL FROM PROVIDING ULTIMATE RIGHT-OF-WAY (50' FROM CENTERLINE) ALONG THE STREET FRONTAGE OF 653 W. RIDGE PIKE.
- SECTION 155-15.B.(2) - A DEFERRAL FROM PROVIDING STREET WIDENING (26' FROM CENTERLINE) ALONG THE PROPERTY FRONTAGES OF 653 & 679 W. RIDGE PIKE PARCELS.
- SECTION 155-15.C - A DEFERRAL FROM PROVIDING CURBING ALONG THE PROPERTY FRONTAGES OF 653 & 679 W. RIDGE PIKE.
- SECTION 155-15.D. - A DEFERRAL FROM INSTALLING CONCRETE SIDEWALK ALONG THE PROPERTY FRONTAGES OF 653 & 679 W. RIDGE PIKE.
- SECTION 155-27.5 - A DEFERRAL FROM COMPLYING WITH THE RIDGE PIKE AND MAIN STREET DISTRICT REQUIREMENTS UNTIL A EACH RESPECTIVE LOT IS DEVELOPED.

**GENERAL NOTES:**

- THIS PLAN INVOLVES PROPERTIES KNOWN AS PARCELS 37-00-04042-00-7 AND 37-00-04051-00-7 IN LIMERICK TOWNSHIP AS SHOWN ON THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, PENNSYLVANIA.
- BOUNDARY AND LIMITED LOCATION INFORMATION FOR PARCEL 37-00-04042-00-7 FROM FIELD SURVEY PERFORMED BY BURSICH ASSOCIATES, INC. IN JUNE, 2015 AND SUPPLEMENTED IN DECEMBER, 2015, AND JANUARY, 2020. BOUNDARY AND LIMITED LOCATION INFORMATION FOR PARCEL 37-00-04051-00-7 FROM FIELD SURVEY PERFORMED BY BURSICH ASSOCIATES, INC. IN OCTOBER, 2021. THE SURVEYS WERE DONE WITH OUT THE BENEFIT OF A TITLE REPORT.
- HORIZONTAL DATUM: NORTH AMERICAN DATUM (NAD) 83 (PA STATE PLANE SOUTH)
- REFERENCE PLAN(S):
  - PLANS ENTITLED "LOT LINE ADJUSTMENT PLAN - BUCKMAN ENTERPRISES, LLC", PREPARED BY BURSICH ASSOCIATES, INC., JOB NO. 157601.01, DRAWING NO. LL157601, DATED 9/8/20, REVISED 11/18/20.
  - PENNDOT DRAWINGS FOR CONSTRUCTION AND CONDEMNATION OF RIGHT OF WAY ROUTE 146 SECTION 3, STATION 685+61.9 TO 825+25, DISTRICT 6, DATED APRIL 16, 1937.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH, OR HORIZONTAL OR VERTICAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION IN ACCORDANCE WITH PENNSYLVANIA ACT 38 "ONE CALL" SYSTEM. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY THEIR WORKFORCE.
- THE SUBJECT PARCELS DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA). THE PREMESIS LIES WITHIN AN AREA DESIGNATED AS "ZONE A", WITHOUT BASE FLOOD ELEVATION, PER FEMA FLOOD INSURANCE RATE MAP (FIRM) 42091C02100, EFFECTIVE DATE: 03/02/2016.
- THE PURPOSE OF THIS PLAN IS A SIMPLE CONVEYANCE BETWEEN THE TWO SUBJECT PARCELS, AND NO IMPROVEMENTS OR DEVELOPMENT IS PROPOSED ON EITHER PARCEL AS PART OF THIS PLAN.
- FUTURE DEVELOPMENT PROPOSED FOR EITHER PARCEL MAY REQUIRE PUBLIC IMPROVEMENTS ALONG W. RIDGE PIKE.

NO.	REVISION	DATE	BY
3.	REMOVE SIDEWALK EASEMENT	10/5/22	AJK
2.	REVISIONS PER TOWNSHIP ENGINEER REVIEW	6/22/22	AJK
1.	REVISIONS PER TOWNSHIP ENGINEER REVIEW	4/15/22	AJK


SEAL

SEAL

MANAGER

NEF \_\_\_\_\_

DESIGN	AJK	CHKD. BY	
DRAFT	AJK	CHKD. BY	
FILE	BUC-14	DATE	12/13/21
NOTES		SCALE	AS NOTED



**BURSICH ASSOCIATES**  
 ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS  
 2129 EAST HIGH STREET  
 POTTSTOWN, PA 19464  
 810.323.4040  
 www.bursich.com

CLIENT

**BUCKMAN ENTERPRISES, LLC**  
 105 AIRPORT ROAD  
 POTTSTOWN, PA 19464  
 610-495-7495

PROJECT DATA & NOTES

RECORD PLAN 2 OF 2

**653 & 679 W. RIDGE PIKE PARCELS**

LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

SUBJECT

JOB NO.

157601.02

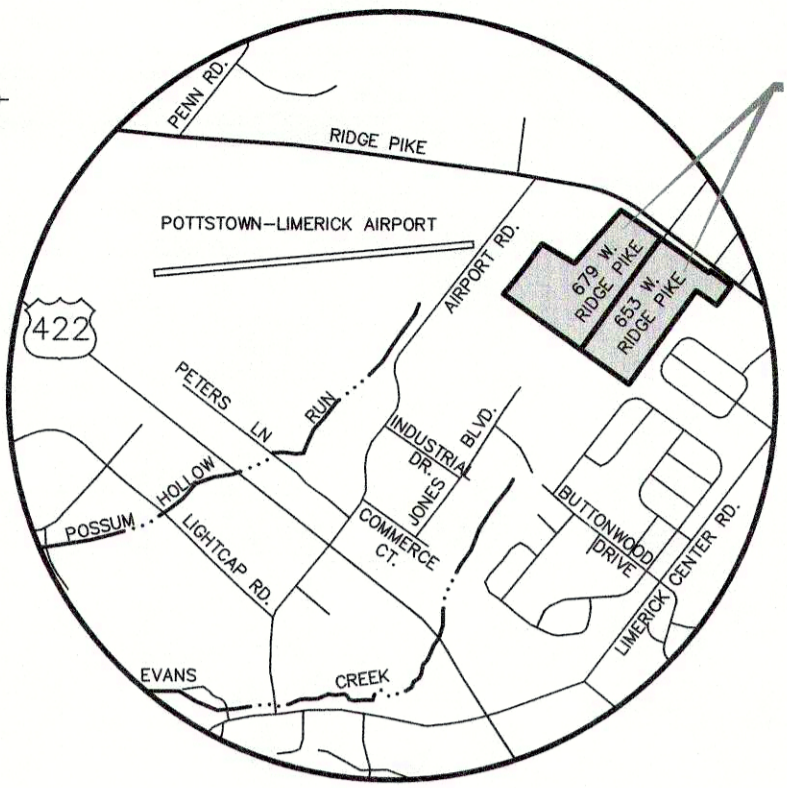
SHEET NO.

2 OF 2

DWG. NO.

LL\_02



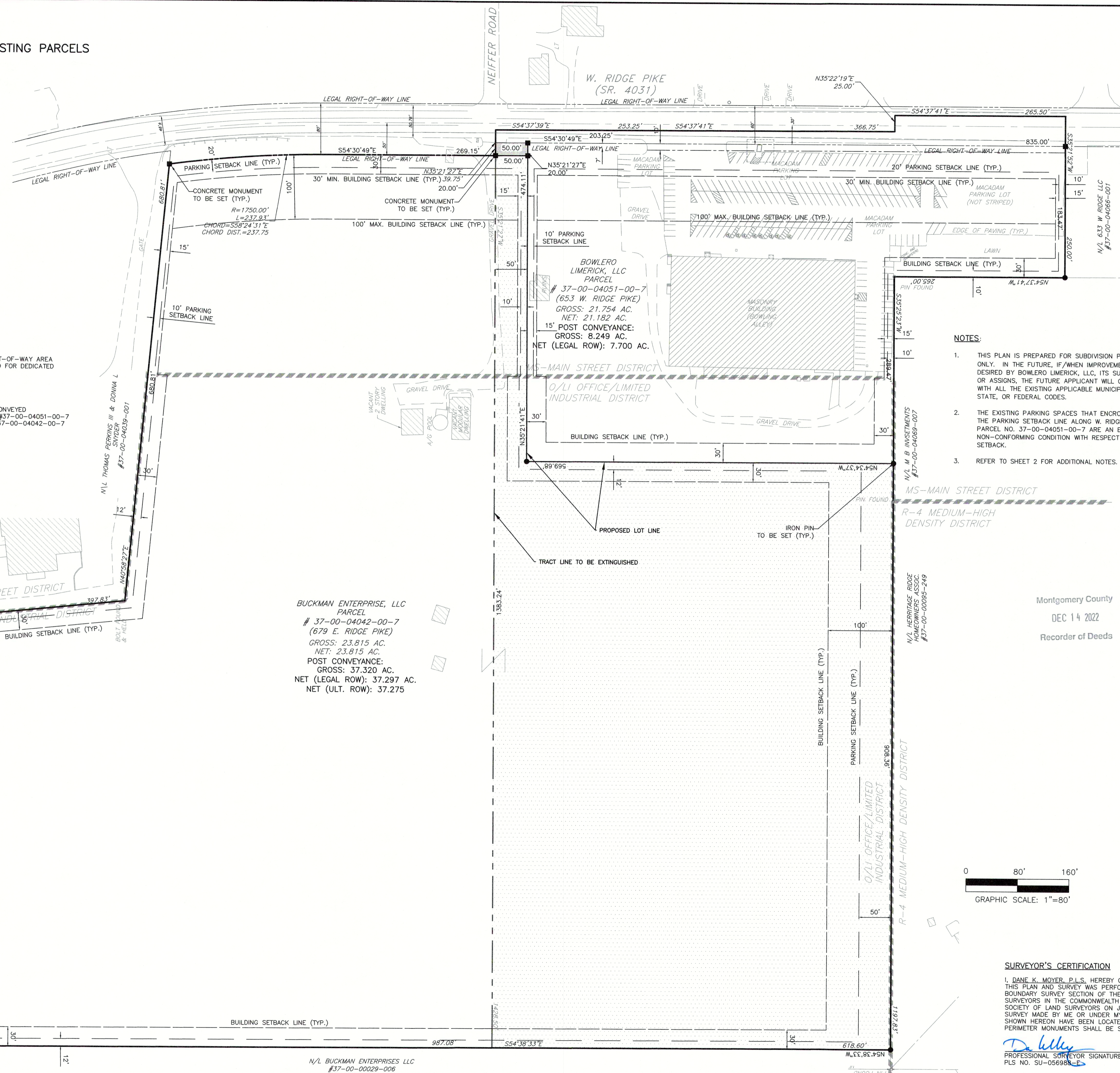


EXISTING PARCELS

LOCATION MAP  
SCALE: 1"=2000'

LEGEND

- ULTIMATE RIGHT-OF-WAY AREA TO BE OFFERED FOR DEDICATED (1,000 S.F.)
- AREA TO BE CONVEYED FROM PARCEL #37-00-04051-00-7 TO PARCEL #37-00-04042-00-7



BUCKMAN ENTERPRISE, LLC  
PARCEL  
# 37-00-04042-00-7  
(679 E. RIDGE PIKE)  
GROSS: 23.815 AC.  
NET: 23.815 AC.  
POST CONVEYANCE:  
GROSS: 37.320 AC.  
NET (LEGAL ROW): 37.297 AC.  
NET (ULT. ROW): 37.275

BOWLERO LIMERICK, LLC  
PARCEL  
# 37-00-04051-00-7  
(653 W. RIDGE PIKE)  
GROSS: 21.754 AC.  
NET: 21.182 AC.  
15' POST CONVEYANCE:  
GROSS: 8.249 AC.  
NET (LEGAL ROW): 7.700 AC.

- NOTES:
- THIS PLAN IS PREPARED FOR SUBDIVISION PURPOSES ONLY. IN THE FUTURE, IF WHEN IMPROVEMENTS ARE DESIRED BY BOWLERO LIMERICK, LLC, ITS SUCCESSORS OR ASSIGNS, THE FUTURE APPLICANT WILL COMPLY WITH ALL THE EXISTING APPLICABLE MUNICIPAL, STATE, OR FEDERAL CODES.
  - THE EXISTING PARKING SPACES THAT ENCRUSH INTO THE PARKING SETBACK LINE ALONG W. RIDGE PIKE ON PARCEL NO. 37-00-04051-00-7 ARE AN EXISTING, NON-CONFORMING CONDITION WITH RESPECT TO THIS SETBACK.
  - REFER TO SHEET 2 FOR ADDITIONAL NOTES.

Montgomery County  
DEC 14 2022  
Recorder of Deeds

GRAPHIC SCALE: 1"=80'

**CERTIFICATE OF OWNERSHIP**  
BUCKMAN ENTERPRISES, LLC.  
By: *Jeffrey Buckman*  
NAME: JEFFREY BUCKMAN  
TITLE: MEMBER  
SIGNATURE

**NOTARY ACKNOWLEDGEMENT**  
STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
ON THIS 11th DAY OF November, 2022, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEFFREY BUCKMAN, WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED HIMSELF TO BE A MEMBER OF BUCKMAN ENTERPRISES, LLC, A LIMITED LIABILITY COMPANY, THE RECORD OWNER FOR THIS SUBDIVISION PLAN AND THAT AS SUCH BEING AUTHORIZED TO DO SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.  
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
NOTARY PUBLIC  
11/27/2022  
MY COMMISSION EXPIRES

**CERTIFICATE OF OWNERSHIP**  
By: *Jorge Benavides*  
NAME: JORGE BENAVIDES  
TITLE: V.P. OF REAL ESTATE  
SIGNATURE

**NOTARY ACKNOWLEDGEMENT**  
STATE OF PENNSYLVANIA  
COUNTY OF MONTGOMERY  
ON THIS 16th DAY OF November, 2022, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JORGE BENAVIDES, WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGED HIMSELF TO BE THE V.P. OF REAL ESTATE OF BOWLERO LIMERICK, LLC, A LIMITED LIABILITY COMPANY, THE RECORD OWNER FOR THIS SUBDIVISION PLAN AND THAT AS SUCH BEING AUTHORIZED TO DO SO DEPOSES AND SAYS THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.  
IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
NOTARY PUBLIC  
08/25/2022  
MY COMMISSION EXPIRES

**LIMERICK TOWNSHIP PLANNING COMMISSION**  
THIS PLAN WAS APPROVED AS TO LAYOUT AND LOCATION BY THE PLANNING COMMISSION OF LIMERICK TOWNSHIP AT A MEETING HELD ON THE 16th DAY OF MAY, 2022.  
*[Signature]*  
CHAIRPERSON

**LIMERICK TOWNSHIP BOARD OF SUPERVISORS**  
THIS PLAN WAS APPROVED AS TO LAYOUT AND LOCATION BY THE BOARD OF SUPERVISORS OF LIMERICK TOWNSHIP AT A MEETING HELD ON THE 4th DAY OF OCTOBER, 2022.  
*[Signature]*  
CHAIRPERSON  
*[Signature]*  
TOWNSHIP SECRETARY

**TOWNSHIP ENGINEER REVIEW**  
REVIEWED THIS 15th DAY OF December, 2022 BY THE TOWNSHIP ENGINEER FOR THE TOWNSHIP OF LIMERICK.  
*[Signature]*  
TOWNSHIP ENGINEER

**RECORDER OF DEEDS**  
RECORDED THIS 14th DAY OF December, 2022 IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_.

**SURVEYOR'S CERTIFICATION**  
I, DANE K. MOYER, P.E.S., HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN AND SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEY SECTION OF THE MANUAL OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN THE COMMONWEALTH OF PENNSYLVANIA, AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS ON JULY 10, 1998. THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION, THAT THE EXISTING PERIMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY, AND ALL OTHER PROPOSED PERIMETER MONUMENTS SHALL BE SET.  
*[Signature]*  
PROFESSIONAL SURVEYOR SIGNATURE  
PLS NO. SU-056988-5  
DATE: Nov 11 2022

FOR USE BY MDCP ONLY  
MDCP NO. 16-0046-003  
PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission, in accordance with the Municipalities Planning Code.  
Certified this date 12-14-22  
*[Signature]*  
For the Director  
Montgomery County Planning Commission

NO.	REVISION	DATE	BY
3.	REMOVE SIDEWALK EASEMENT	10/5/22	AJK
2.	REVISIONS PER TOWNSHIP ENGINEER REVIEW	6/22/22	DPC
1.	REVISIONS PER TOWNSHIP ENGINEER REVIEW	4/19/22	AJK

SEAL

MANAGER	NEF
DESIGN	AJK
DRAFT	AJK
FILE	BUC-14
NOTES	

**BURSICH ASSOCIATES**  
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS  
2129 EAST HIGH STREET  
POTTSTOWN, PA 19464  
610.323.4040  
www.bursich.com

CLIENT  
**BUCKMAN ENTERPRISES, LLC**  
105 AIRPORT ROAD  
POTTSTOWN, PA 19464  
610-495-7495

SUBJECT  
**LOT LINE ADJUSTMENT PLAN**  
RECORD PLAN 1 OF 2  
**653 & 679 W. RIDGE PIKE PARCELS**  
LIMERICK TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.	157601.02
SHEET NO.	1 OF 2
DWG. NO.	LL_01